Karen Johnson Davidson County
Batch# 1005677 DEEDWARR
05/19/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20230519-0037935

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2004

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2023

Notary Public

Commission Expires: 5-7-2024

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chandelier Development 4840 Centennial Blvd Ste 203 Nashville, TN 37209	New Owner	116 02 0B 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shahidul Islam and wife, Hosneara Islam, as equal tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chandelier Development Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 31 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913, and pages 923-932, (at page 930) as amended by Surveyor's Certificate of Correction, of record in Book 9854, page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

BEING the same property conveyed by Warranty Deed from Mary Frances Rudy and Charles Patrick Flynn to Shahidul Islam and wife, Hosneara Islam, recorded October 20, 1998, as Book 11161 Page 808 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Michael D. Sontag to Shahidul Islam and wife, Hosneara Islam, as equal tenants in common, recorded April 8, 2002, as Instrument No. 20020408-0042796 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5042 Hill Place Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of May, 2023.

Shahidul Islam

Hosneara Islam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2023, before me personally appeared Shahidul Islam and Hosneara Islam, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2023.

Notary Signature
My commission expires: My Commission Expires Nov. 6, 2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 5-18-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-19-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** May **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM